



TOWN OF ROCKLAND

Board of Assessors

Town Hall
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Rockland, Massachusetts 02370

Chairman:

Dennis M. Robson

Vice Chairman:

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Assessor/Appraiser:
Debra J. Krupczak, MAA

Minutes of BOA Meeting July 26, 2010

The Board of Assessors met on Monday, June 26, 2010 in the Assessors' Office at 5:30 pm. In attendance at the meeting were Chairman Dennis Robson, Vice-Chairperson Heidi Hosmer, Assistant Assessor/Appraiser Debra Krupczak, and Administrative Assistant Lisa Flaherty.

The meeting was called to order at 5:40 pm.

A motion was made by Dennis to accept the BOA meeting minutes from June 21, 2010. The motion was 2nd by Heidi. All in favor

The BOA signed the following:

- * Encumbrance Warrant for invoices to be paid to The Stitchery
- * Sundries Warrant for invoices to be paid to WB Mason
- * MV Commitment Warrant 2010-4 dated 7/21/2010 for \$61,859.70
- * March Abatement Report

Meeting Minutes - Does the board wish to continue signing the BOA Meeting Minutes?

After a brief discussion, the BOA decided to continue to sign.

A motion was made by Dennis. The motion was 2nd by Heidi. All in favor

Debbie discussed what the department has been working on:

Debbie and Lisa are reviewing the 2009 Sales, checking on arms length sales and coding out sales.

Debbie has completed input of the permits Bob & Darleen inspected. We still have some permits left. Debbie will resume inspections next week.

The Auditors were in last week. They reviewed permits, motor vehicle and real estate monthly reports and abatements.

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Brief discussion was held how our files are backed up. Debbie will discuss further with Eric.

Debbie discussed Course 101 coming up in Springfield. Jeff still needs to take Course 101. Debbie will contact Donna Quinn to attain the course provisions and the options.

PK Update – Acceptance was faxed July 2nd. Debbie following up with PK.

New Maps – Environmental Partners has 2007 completed. Perkins Engineering working on 2008-2009 updates. We need to review the maps and research the highlighted in Blue and Yellow parcels. Environmental Partners sent in a proposal to complete the 2008-2009 map changes for \$3800. Perkins Engineering only does the parcel digitizing. Maps should be completed yearly. We will need more money in the map account to bring the maps up to date.

There was discussion on the merits of having Environmental Partners complete all the map updates. Next year Debbie will get pricing from both Perkins and Environmental Partners on the parcel digitizing.

Environmental Partners provided us with a CD of our (2007) maps. When maps are fully updated Debbie will look into providing WestonGraphics in Hingham a copy of CD so they can handle public requests for copies of maps.

Debbie informed the BOA that there were not adequate funds in the Revaluation Account to contract with PK to assist with the FY 2011 Interim Valuations. In the past, the BOA and Joe would submit an article for Town Meeting yearly to release money from the overlay into the Revaluation Account. This did not happen for FY 2011. Debbie emailed the Finance Committee to be included on their next agenda in order to request a transfer from the reserve fund. In return, the BOA will release funds from the Overlay. In the future, the BOA wants Revaluation funding to be included in the budget process.

Pending ATB Cases-

Bell Atlantic/Verizon - Debbie is waiting to hear from the state because many of their cases with the ATB may be dismissed.

Comfort Inn – Debbie is reviewing their Income and Expense report.

Harmon Club – Debbie and Bob were working on a methodology to compare to ATB case regarding Black Rock in Hingham. Also the comparison to Rockland Golf Course. Debbie and the Harmon attorneys' have decided to postpone case for another 2 months with the ATB.

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Other Business-

Paula Ferguson will start working on an article meeting the New Assessor within the next few months.

Debbie discussed the Rockland 2010 Equalized Valuation Report from the state. She showed the BOA the report.

Open Meeting Laws from Summer Conference – Debbie and Heidi attended the conference. According to Gary Blau, of the Department of Revenue, all abatement and exemption applications discussion are not to be included in the BOA meeting minutes. There should just be a record of how many approved and denied.

Abington/Rockland Joint Water Works purchased property located at 366 Centre Ave on March 27, 2009 and should have been exempt for FY 2009. In accordance with Chapter 59, Section 72A the Board of Assessors unanimously approved a full abatement for FY 2010 and 4th quarter FY 2009.

Dennis addressed sending a letter of to the following: Rockland BOS, Hanover BOA and Hanover BOA. The letters would express the appreciation to Bob Brinkman and Darleen Sullivan for their assistance. In addition, in the letter to the Rockland BOS a thank you to the RITE Union for their cooperation and to Delshaune Flipp, Lisa Flaherty and Debra Krupczak for all their hard work and dedication during the transition period. Heidi volunteered to draft these letters and send to Lisa to forward to all BOA members.

Tentative date for next BOA Meeting is Monday, August 23rd at 5:30 pm.

At 7:12 pm Dennis made a motion to adjourn. The motion was 2nd by Heidi.
All in favor

Dennis M. Robson - Chairman

Heidi S. Hosmer – Vice-Chairman